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Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: AMY TEMES, SENIOR PLANNER

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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER

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MEETING DATE: AUGUST 6, 2014

SUBJECT: UP14-04 SENNA AT SANTAN VILLAGE; A CONDITIONAL USE

PERMIT FOR A MULTI-FAMILY MIXED USE DEVELOPMENT IN THE REGIONAL COMMERCIAL (RC) ZONING DISTRICT ON 16.34 ACRES OF REAL PROPERTY LOCATED WEST OF THE SOUTHWEST CORNER OF SANTAN VILLAGE PARKWAY AND RAY ROAD, IN THE REGIONAL COMMERCIAL (RC) ZONING DISTRICT.

STRATEGIC INITIATIVE: Community Livability

To allow for horizontal mixed use development within Regional Commercial zoning.

RECOMMENDED MOTION

MOVE TO TABLE THE USE PERMIT REQUEST FOR UP14-04 SENNA AT SANTAN VILLAGE.

APPLICANT/OWNER

LWI Advisory Group John Luedtke 1155 Camino Del Mar #540 Del Mar, Ca 92014 858-750-8943 jluedtke@lwiadvisorygroup.com

BACKGROUND/DISCUSSION

History

January 5, 1999	Town Council approved Z98-27, Crossroads Center, by adopting Ordinance No. 1142, rezoning approximately 523 acres from Maricopa County R-43 to General Commercial (C-2) with Planned Area Development (PAD) under the, now expired, Unified Land Development Code (ULDC).
November 16, 1999	Town Council approved a PAD amendment to Crossroads Center (Z99-41) by adopting Ordinance No. 1230, which added 63 acres to the development and added specific development conditions.
June 12, 2003	Design Review Board approved DR02-24, the site plan for the Phase I of Santan Village Marketplace, which included a WalMart and Sam's Club.
March 3, 2005	Town Council adopted the Land Development Code by approving Ordinance No. 1625. With the adoption of the LDC, the site was zoned Regional Commercial (RC) with PAD.
December 15, 2005	Design Review Board approved the design guidelines for Santan Village Regional Shopping Center (RSC) (DR05-86).
December 15, 2005	Design Review Board approved the Preliminary Design Review (DR05-87) for Phase II of Santan Village RSC.
February 16, 2006	Design Review Board approved the final site plan, landscaping, grading and drainage, building elevations, and lighting for Phase II of the Santan Village RSC (DR05-122).
December 12, 2008	Town Council approved the removal of Parcel D from the Crossroads PAD, changing it to conventional Regional Commercial (RC) zoning in Ordinance No. 2209.
August 1, 2012	Planning Commission approved UP12-07, a request to permit a multifamily mixed use development in the Regional Commercial (RC) zoning district.
April 11, 2013	Design Review Board approved the DR12-14 the Crossroad Apartments at San Tan Village.

Overview

Multi-Family Residential is permitted within the Regional Commercial zoning district as noted in the LDC Section 2.303 per limitation L7. L7 states: Only permitted as part of an integrated, mixed use plan. Conditional Use Permit required. Senna at SanTan Village is designed as a 208 for-sale condominium complex replacing the previously approved 366-unit Crossroads at San Tan Village Apartments (UP12-07 approved March 6, 2013). The site is part of the original 580 acre Crossroads Planned Area Development (PAD) approved in 1999 under the Unified Land Development Code (ULDC) as mixed use development centering around a community hospital and regional shopping center. The PAD was designed to include a hospital, offices, a variety of major commercial uses, entertainment venues, and multi-family residential. (See aerial photo with Crossroads PAD original boundary with Parcels A-G). Two ordinances govern the land within the PAD; Ordinances No. 1142 and No. 1230.

Staff is asking for the item to be tabled due to the unexpected loss of project financing.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

Staff has received no comments.

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Motion to table the use permit request for case UP14-04 Senna at Santan Village.

Respectfully submitted,

Amy Temes Senior Planner

Attachments:

Attachment 1: Notice of Public Hearing

UP14-04: Senna Exhibit 1 - Notice of Public Hearing

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, August 6, 2014* TIME: 6:00 PM

LOCATION: Gilbert Municipal Center, Council Chambers

50 E. Civic Center Drive

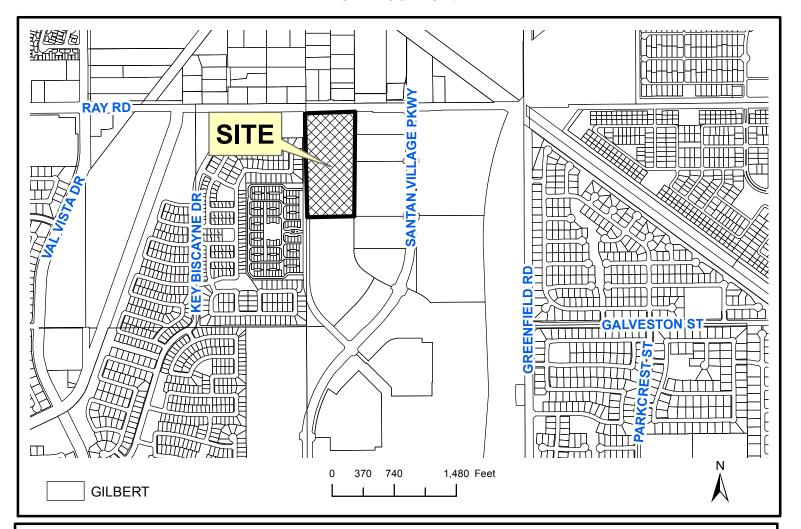
* Call Planning Department to verify date and time: (480) 503-6700

REQUESTED ACTION:

UP14-04: Senna at SanTan Village: Request to approve a Conditional Use Permit for approximately 17.23 acres of real property located west of the southwest corner of Santan Village Parkway and Ray Road to allow a multi-family residential use in the Regional Commercial (RC) zoning district.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission

SITE LOCATION:



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